

FOR SALE

11007 Industrial Way, Truckee

Land on busy corner in Truckee's primary industrial location with Great Exposure !

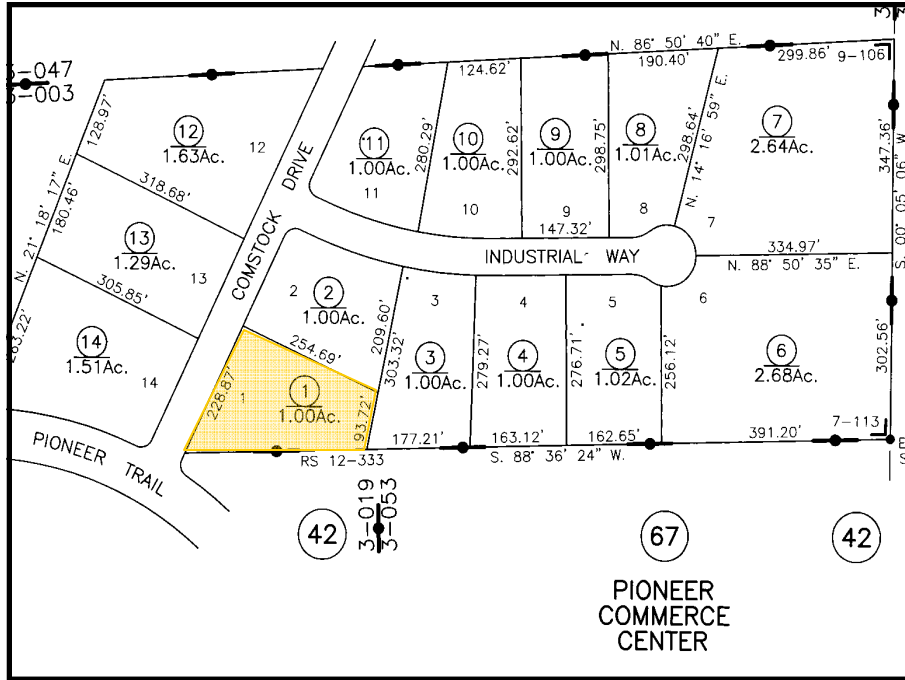
Offer Price : \$763,000



**Call Tom Watson
Phone 530.587.7633**

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FOR SALE



Example Uses under Zoning:

Clothing Products, Electrical equipment, food & beverage distribution, furniture manufacturing / cabinet shop, glass products, small scale manufacturing, laundries / dry cleaning plant, lumber/wood products, machinery manufacturing, metal fabrication, printing/ publishing, recycling, stone products, pottery products, textile products, warehousing, studio (art/dance/photo), building material sales, warehousing, contractor's yard, storage / work areas, repair / maintenance facility, snow removal business, storage facilities, tow yard.

11007 Industrial Way

APN : 19-700-01

Total Acreage: 1.00

Total Square Feet: 43,560

Building Parameters

Impervious Coverage (70%) = 30,492 sq ft

Building Size (20%) = 8,712 sq ft*

Open Space (20%) = 8,712 sq ft

Landscaping (10%) = 4,356 sq ft

* Note : Building Size included within Impervious Coverage

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Property Location

- Easy access to I-80, Hwy 267 & 89 North
- Close to Downtown Truckee
- Adjacent to Pioneer Commerce Center
- Located in popular Truckee Industrial Park
- Great Exposure



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Truckee Industrial Park

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